J W ECOLOGICAL LTD

Ecological Assessment

Proposed Motel One site, Manchester

Ref: JWE/1033B

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1.0 INTRODUCTION

1.1 J W Ecological Limited were commissioned in February 2012 to undertake a baseline ecological assessment of the proposed Motel One site at 34 London Road and 4-6 Whitworth Street, Manchester (SJ 84663 97877). See site location plan D/JWE/1033/001 (Appendix 1).

1.2 The aims of this ecological assessment were to:
- Assess and describe the Valuable Ecological Components (VECs) of the proposed development site and all land within 250 metres (referred to as "the wider survey area").
- Assess the likely ecological impacts of the development.
- Identify further survey and mitigation requirements
- Identify ecological features of the site that should be protected
- Provide guidance as to ecological enhancement of the site

1.3 To meet the aims of the ecological assessment the following actions were undertaken:
- Desktop study of all land within 500 metres of the development site
- Extended phase one habitat survey of the development site and adjacent land

1.4 The sites ecological value was assessed in context with current UK planning and legislative policy, including:
- Protected sites (statutory and non-statutory)
- Statutorily protected species
- UK and local Biodiversity Action Plan (BAP) species
- Species and habitats of local concern
- Local wildlife strategies

1.5 Prior to any survey work a health and safety risk assessment of the site was undertaken. Risk assessments are undertaken on a site by site basis in order to identify potential risks with the aim to reduce these as far as is practicable.

2.0 SITE LOCATION AND DESCRIPTION

2.1 The survey site is located on the corner of London Road and Whitworth Street, to the west of Piccadilly Station, Manchester.

2.2 The survey area comprises 34 London Road which is currently used as a hotel and 4-16 Whitworth Street which includes a bar and night club. The site surrounds a public house on the corner of the two streets. The public house does not form part of the survey and will not be impacted by the proposals.

2.3 The site is bordered by a hotel building to the north, London Road to the east, Whitworth Street to the south and an apartment building to the west.

3.0 DESKTOP STUDY

3.1 Ecological data and records of protected species were requested/gathered from the following sources (Table 1):

Table 1: Desktop Study Sources

Consultee/Source of Information	Information Supplied
NBN Gateway	Protected species records within 1 kilometre of the proposed development site.
Nature on the map.	Protected nature conservation sites within 1 kilometre of the survey area.
UK Biodiversity Action Plan	Identification of national priority species and habitats known to occur in the region.
Local Biodiversity Action Plan	Identification of local priority species and habitats known to occur in the area.

Statutorily Protected Sites

3.2 No statutorily designated nature conservation sites are located within 1 kilometre of the survey area.

Non-Statutorily Designated Sites

3.3 The "Rochdale Canal, Stott's Lane - Ducie Street Basin" Site of Biological Importance (SBI) is located approximately 240 metres north-east of the survey area. The "Ashton Canal (West)" SBI is also located approximately 250 metres north-east of the site. The SBI's are primarily designated for their submerged aquatic plant species, including Floating water-plantain (*Luronium natans*).

Protected Species

3.4 Records of Floating water-plantain (*Luronium natans*) exist in the Rochdale and Ashton canals. Floating water plantain is listed on Annexes II & IV of the EC Habitat Directive and Appendix I of the Bern Convention. It is also on the Priority List of globally threatened/declining species in the UK Biodiversity Steering Group Report.

3.5 Black Redtstart, a Schedule 1 bird species (see section 5.1), are known to nest in Manchester city centre, including around the Piccadilly basin area. In 2010 this species was recorded around Tib Street/Oldham Street approximately 400 metres north of the survey area. In 2011 Redstarts have been recorded in the vicinity of Princess Street/Mosley Street approximately 500 metres west of the survey area,

3.6 Based on information gathered from the sources listed above and desk based assessment of the site from OS maps and aerial photographs the following protected species were taken into account during the site assessment:

- Bats (all species);
- Great crested newt (*Triturus cristatus*);
- Badger (*Meles meles*);
- Water Vole (*Arvicola terrestris*);
- Otter (*Lutra lutra*);
- Reptiles (all species);
- Floating water plantain (*Luronium natans*).

UK Biodiversity Action Plan (UKBAP) Priority Species

3.7 The UKBAP priority species which may potentially use the survey area, based on the results of the desktop study are:

- Mammals – Bats*, Hedgehog, Brown Hare, Otter*, Water Vole*;
- Birds – Song Thrush, Sky Lark etc.
- Amphibians – Great Crested Newts*, Common Toad;
- Plants – Floating water-plantain.

** These species and/or their habitats are also statutorily protected*

Local Biodiversity Action Plan (LBAP)

3.8 The Greater Manchester Biodiversity Action Plan (BAP) lists key local species and habitats considered to be rare or declining in the area. Some of these species and habitats may also be of national concern.

3.9 Although local BAP documents have no legal status the Local Planning Authority (LPA) and Natural England will expect the listed species and habitats to be taken into account in the overall layout and landscape strategy for the development.

3.10 The species of local concern which may potentially utilise the survey area based on the results of the desktop study are:

- Mammals – Bats* (all species), Badger*, Brown Hare, Water Vole*;
- Amphibians – Great crested Newt*;
- Birds – Black Redstart*, Twite, Song Thrush, Black Redstart etc.;
- Plants – Floating water-plantain.

** These species and/or their habitats are also statutorily protected*

4.0 PLANNING CONTEXT

Planning Policy Statement 9 (PPS9)

4.1 Planning guidance is issued in the form of Planning Policy Statements (PPS's). The most relevant of the guidance notes is PPS9 Biodiversity and Geological Conservation. PPS9 states that Local Authorities must take into account nature conservation impacts as a material consideration in planning policy and decision making.

5.0 LEGISLATIVE CONTEXT

Ecological Assessments

5.1 Ecological assessments have now become an important part of the planning process. This initial assessment is used as a means of identifying any specific interests of the site in question which are in turn used to assess suitability for protected species and to make recommendations for further survey work and mitigation.

Statutory Designated Sites

5.2 Sites with Statutory designations receive varying degrees of legal protection under UK law and European Directives. A number of statutory designations are used for sites of high conservation value in the UK dependent on the importance of the site at a local, regional, national and international level. These designations are:

- Special Area of Conservation (SACs)
  SACs are sites of European importance for nature conservation. These receive legal protection under the EC Habitats Directive (1992) which was incorporated into UK legislation through the Conservation (Natural Habitats, &c) Regulations 1994. In the UK all SACs are also designated as SSSIs.

- Special Protection Areas (SPAs)
  SPAs are sites of European importance for birdlife as designated under the Birds Directive. As with SACs all SPAs in the UK will also be designated as SSSIs.

- Ramsar Sites
  These sites are wetlands of international importance designated under the Ramsar Convention 1971. In most cases these sites are also designated as SPAs or Sites of Special Scientific Interest (SSSI) and receive legal protection in the UK through these designations.

- Sites of Special Scientific Interest (SSSI)
  SSSIs are UK sites of national importance for nature conservation. These sites may be designated as a result of the habitats present or for the presence of rare species or species assemblages. SSSIs receive some legal protection through the Wildlife and Countryside Act 1981. This protection was recently extended through the Countryside and Rights of Way (CROW) Act 2000.

- National Nature Reserves (NNR)
  NNRs are nationally important nature reserves designated by CCW under the Wildlife and Countryside Act 1981. These sites will either be managed by CCW or an approved body and are often designated as SSSIs.

- Local Nature Reserves (LNR)
  Local Nature Reserve is a statutory designation made by local authorities under the Section 21 of the National Parks and Access to Countryside Act 1949. These sites may or may not be SSSIs.

Non-Statutory Designated Sites

5.3 Non-statutory sites are afforded no statutory legal protection but are in most cases recognised by local planning authorities and statutory agencies as being of local conservation value. The protection of these sites is usually afforded through Local Plan Policies (county, district and Unitary Development Plans) and these sites will in most cases be taken into account as a material consideration by the local authority when deciding planning applications. These sites are designated by the local authority (usually in consultation with the local Wildlife Trust and other agencies).

Protected Species and their Habitats

5.4 In the majority of cases relevant to planning applications protected species are those listed in Schedules 1, 5 and 8 of the Wildlife and Countryside Act (as amended), the Protection of Badgers Act 1992 and the Habitats & Species Regulations 2010. The extent of legal protection varies between species, as do the implications for developments where these species are to be affected.

5.5 Great Crested Newts

Great Crested Newts (*Triturus cristatus*) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended), being listed in Schedule 5 of the act. Under the legislation it is an offence to:

- Intentionally kill, take or injure a great crested newt;
- Damage, destroy or obstruct a place a great crested newt uses for breeding, resting, shelter or protection or to disturb a great crested newt in such a place.
- Possess or control a great crested newt alive or dead, or any part of them, or anything derived from them.
- Sell, offer for sale, advertise for sale or offer to buy a great crested newt, or a part of them or anything derived from them.
- Deliberately disturb or deliberately take or destroy the eggs of a great crested newt.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

Licenses can be issued in order to allow activities that would constitute an offence under the legislation. Licenses can be issued for specific purposes including scientific study, photography, conservation management and development.

It is important to identify the presence of great crested newts as early as possible in a development so that the legal obligations regarding this species can be observed. If surveys identify the presence of great crested newts on site a mitigation scheme must be developed in consultation with the local Natural England team. This mitigation scheme must minimise direct threats to newts and compensate for any habitat loss. A licence issued by Natural England is required before the mitigation scheme can be legally implemented. Mitigation licence applications require full Method Statements and a Reasoned Statement of Application. The method statement contains details of the proposed mitigation works whilst the Reasoned Statement must provide justification as to how the proposed development meets the requirements of the legislation.

5.6 Bats

All species of bat and their breeding sites or resting places (roosts) are protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended). Under the legislation it is an offence to:

- intentionally kill, injure or handle a bat;
- to possess a bat (whether live or dead)
- disturb a roosting bat;
- sell or offer a bat for sale without a licence;
- damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not.

The potential fine for each offence is £5,000. If more than one bat is involved, the fine is £5,000 per bat. An offender can also be imprisoned for up to six months.

Where bats are found to occur on a development site, and there is considered to be a reasonable possibility that a roost may be damaged or destroyed or that bats using a roost will be disturbed, a licence must be obtained from Natural England.

5.7 Badgers

Badgers (*Meles meles*) and their habitat are protected under The Protection of Badgers Act 1992 and are also included on Schedule 6 of the Wildlife and Countryside Act 1981, and Appendix III of the Bern Convention. The legislation affords badgers protection against deliberate harm or injury making it an offence to:

- wilfully kill, injure, take, possess or cruelly ill-treat a badger (or attempt to do so)
- to interfere with a sett by damaging or destroying it
- to obstruct access to, or entrance of, a badger sett
- to disturb a badger whilst it is occupying a sett

Penalties for offences include fines of up to £5000, plus up to six months imprisonment, for each illegal sett interference, badger injury or death.

Works that disturb badgers whilst they are occupying a sett are illegal without a licence. Disturbance can occur even without direct interference or damage to the sett in question. In general, the following activities are likely to require a licence:

- Use of heavy machinery or significant earth moving within 30m of a sett
- Use of lighter machinery (usually any wheeled vehicles) within 20m of a sett
- Any digging, chain saw use or scrub clearance within 10m of a sett

5.8 Reptiles

All species of British reptile are protected against intentional killing, injury or sale under the Wildlife and Countryside Act 1981 (as amended). The Sand Lizard and the Smooth Snake are afforded a higher degree of protection under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 making it an offence to:

- Intentionally kill, take or injure these species of reptile;
- Damage, destroy or obstruct a place a these species use for breeding, resting, shelter or protection or to disturb these species in such a place;
- Possess or control these species alive or dead, or any part of them, or anything derived from them;
- Sell, offer for sale, advertise for sale or offer to these species, or a part of them or anything derived from them;
- Deliberately disturb or deliberately take or destroy the eggs of these species.

The distribution of Smooth Snakes and Sand Lizards is limited to heathland habitats in Surrey, Dorset, Hampshire and Sussex. The Sand Lizard is also known to occur on sand dune habitats in Merseyside and has recently been introduced to some areas of North Wales.

Licenses can be issued in order to allow activities that would constitute an offence under the legislation. Licenses can be issued for specific purposes including scientific study, photography, conservation management and development.

In England a development license must be obtained from Natural England before undertaking any works that will affect Sand Lizards or Smooth Snakes or their habitat. A license is not required to carry out surveys or mitigation for other reptile species.

5.9 Otters

The Eurasian Otter is protected under Regulation 41 of The Conservation of Habitats and Species Regulations 2010 and Section 9 of the Wildlife and Countryside Act 1981 (as amended), being listed in Schedule 5 of the act. Under the legislation it is an offence to:

- Deliberately, capture, injure or kill an Otter;
- Damage, destroy or obstruct their breeding or resting places;
- Disturb otters in their breeding or resting places.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

There is, however, provision within the legislation to kill, take, disturb or possess otters or to use prohibited methods to kill or take under a licence in certain defined circumstances, if the issue cannot be resolved by any alternative means. Licenses can be granted for a variety of purposes, including development.

5.10 Water Vole

Water Voles and their habitats are afforded protection under Section 9 of the Wildlife & Countryside Act 1981 (as amended). Under the legislation it is an offence to:

- Intentionally kill, injure or take (capture) a water vole;
- Possess or control a live or dead water vole, or any part of a water vole or anything derived from a water vole;
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place which a water vole uses for shelter or protection
- Intentionally or recklessly disturb a water vole while it is occupying a structure or place which it uses for shelter or protection;
- Sell, offer or expose for sale, or have in one's possession or transport for the purpose of sale, any live or dead water voles, or any part of a water vole or anything derived from a water vole;
- Publish any advertisement, or cause any advertisement to be published, which is likely to be understood as conveying that a person buys or sells, or intends to buy or sell, any of the above things.

Offences under Section 9 carry a maximum penalty of a fine up to £5000, imprisonment for up to six months, or both, for each animal in respect of which an offence is committed.

There is no provision under the Wildlife and Countryside Act 1981 for licences to be issued for the purpose of development.

5.11 Birds

Section 1 of the Wildlife and Countryside act 1981 makes it an offence to intentionally kill, injure, handle or remove any wild bird (with the exception of some pest species), to take or damage a nest whilst it is in use or being built and to take or destroy eggs.

Species listed in Schedule 1 of the Act, including the Little Ringed Plover, Barn Owl and Black Redstart, are afforded an even higher level of protection. In addition to the offence of taking, damaging or destroying nests or eggs it is also an offence to disturb Schedule 1 species whilst they are building or sitting on nests.

Whilst it is not an offence to disturb non-Schedule 1 species whilst they are building or sitting on a nest an offence may occur if the bird is permanently driven away from its nesting site by prolonged disturbance which leads to the failure of eggs or the death of young.

Surveys for the presence of breeding birds are required if any nesting habitat is to be removed during the breeding season (March to August inclusive).

Invasive Plant Species

5.12 Under Section 14 (2) of the Wildlife and Countryside Act (1981) it is illegal to spread the invasive non-native plants Japanese Knotweed (*Fallopia japonica*), Himalayan Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*). At present no requirement exists to eradicate these plants from sites where they are already established

5.13 Environment Agency guidance also exists for the aquatic weeds Australian swap stonecrop (*Crassula helmsii*), Floating pennywort (*Hydrocotyle ranunculoides*) and Parrot's feather (*Myriophyllum aquaticum*). Although no legal obligation exists it is considered good practice to avoid spreading these invasive plants when working in infested areas.

6.0 HABITAT SURVEY

Extended Phase One Methods

6.1 An extended phase one habitat survey of the site was undertaken by Joe Whittick BSc (Hons.) MIEEM on the 6th March 2012.

6.2 The extended phase one habitat survey is a standard method of survey widely used as the basis of ecological assessments (JNCC, 1993). The phase one survey covers the footprint of the proposed development and descriptions of the immediate surrounding area (up to 100 metres). A habitat map is prepared to show the locations and extent of habitats. Detailed descriptions of important plant communities, other valuable ecological components (e.g. protected species potential) and invasive plant species are provided as target notes.

6.3 The phase one habitat survey is not intended to provide a comprehensive list of species. Plant species lists have been compiled with the aim of characterising habitats in order to asses their importance for nature conservation.

6.4 Incidental observations of birds and mammals were also made during the phase one habitat survey.

Bat Survey Methods

6.5 A daytime bat survey of the site buildings was undertaken by Joe Whittick BSc (Hons.) MIEEM on the 6th March 2012 in conjunction with the phase one survey. Joseph Whittick is an experienced bat surveyor and holds a Natural England scientific bat license (license number 20113948).

6.6 During the survey the site buildings were inspected on the interior and exterior for evidence of past or present use by bats and their suitability as bat roosts including:

- droppings
- feeding remains (e.g. moth and butterfly wings)
- potential roosting sites
- potential entrance points
- discolouration around entrance points
- absence of cobwebs in potential roosting points

6.7 A dawn bat survey of the site buildings was undertaken by Joe Whittick and an experienced assistant on the morning of the 23rd July 2012. The survey commenced 90 minutes before sunrise and continued until 15 minutes afterwards. Sunrise was at 05.15 and the conditions at dawn were fair with a temperature of 14°C. Surveyors were equipped with Duet bat detectors and recorded all bats seen or heard during the survey.

Results

6.8 The habitat survey is illustrated on Drawing D/JWE/1033/002 (Appendix 1). Target Notes are presented in Appendix 2.

6.9 The following habitats were recorded within the survey area and adjacent land:

- Buildings
- Bare Ground

6.10 **Habitats within the proposed development site and wider survey area:**

- Buildings
  The site comprises predominantly existing buildings.

  Number 34 London Road comprises the Hotel International (see photograph 1, Appendix 3). This is a traditional four-storey brick building with a pitched slate roof. The building has a loft space approximately 3 metres in height which extends the full length of the building (see photograph 2, Appendix 3). The loft has a number of skylights and there is lath and plaster on the interior face of the roof. The hotel extends into an area of disused building to the rear of number 6 Whitworth Street (see photograph 3, Appendix 3). The first floor of this part of the building is in a poor state of repair with boarded windows (see photograph 4, Appendix 3). There is a loft space above this area which can be partially viewed where the ceiling has collapsed but which is otherwise inaccessible for surey. Pigeons are nesting in this part of the building.

  A wing of the hotel extends south fronting onto Whitworth Street (see photograph 5, Appendix 3). This part of the hotel is also four-storey and brick built with a slate roof. There is a loft space above this part of the building which could not be fully accessed for survey.

  Number 4 Whitworth Street adjoins the western side of the part of the hotel fronting onto this road. This building is three-storey and of brick construction with two small pitched slate roofs. The building has two separate loft spaces each approximately 2.5 metres in height (see photograph 6, Appendix 3).

  Number 6 Whitworth Street is a three-storey brick building with a pitched slate roof. The building has a loft space however the access has been boarded over and this area was therefore not accessible for survey (see photograph 7, Appendix 3).

- Bare Ground
  Hard standing areas and roads are located to all sides of the buildings under survey. A small courtyard area is located to the north of the building.

6.11 Extended Phase One Habitat Survey Overview

- Great crested newts – No ponds were identified on site and no ponds are shown on Ordnance Survey maps within 250 metres of the site boundary.

- Bats – No evidence of roosting bats was identified on the interior or exterior of the site buildings during the daytime survey. Access was however restricted to some parts of the roofs of the building.

  The buildings are of traditional brick and slate construction and offer suitable roosting sites for bats. Gaps were noted beneath roof and ridge tiles and copings at the gable ends of the building and these could allow bats to access the lofts of the buildings or other roosting areas, for example the space between the roof tiles and the lath and plaster in the roof of the main part of the hotel.

  The habitats immediately adjacent to the buildings are poor for foraging and commuting bats with little potential foraging habitat located nearby. Extensive street lighting is also present.

  During the dawn re-entry survey in July 2012 no bats were recorded returning to roost in the buildings. No bats were recorded at any point during this survey.

- Badgers – No badger setts or other evidence of badger activity were identified on site or within 30 metres of the site boundary.

- Reptiles – No potential reptile habitat is located within the survey area.

- Water Voles – No habitat with potential to support Water Voles is located on or adjacent to the site.

- Otters – No habitat with potential to support Otters is located on or adjacent to the site.

- Birds – Birds could nest in/on the site buildings and Pigeons were found to be nesting in part of the top floor of the building to the rear of number 6 Whitworth Street (the disused part of the hotel).

  No evidence of nesting Black Redstart was identified at the time of survey. The low height of the buildings on site is thought to make these buildings sub-optimum as nesting sites for this species.

- Invasive Species – No invasive plant species were identified on or adjacent to the site during the survey.

- Floating water-plantain
  The site is located more than 200 metres from both the Rochdale and Ashton Canals. No impacts on Floating Water plantain are predicted given the distance of the site from the watercourses.

6.12 Other Observations

No other protected species issues were identified on site.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Protected Sites

No statutorily designated nature conservation sites are located within 1 kilometre of the survey area.

The "Rochdale Canal, Stott's Lane - Ducie Street Basin" Site of Biological Importance (SBI) and the "Ashton Canal (West)" SBI are located approximately 250 metres north-east of the site. No impacts on these areas are predicted given their distance from the survey area.

7.2 Habitats

The survey area comprises existing buildings and hard standing with limited ecological value.

7.3 Great Crested Newts

No ponds were identified on site and no ponds are shown on OS maps within 250 metres of the site boundary. No issues are thought to exist with regard to this species.

7.4 Bats

No evidence of roosting bats was identified on site during the daytime bat survey however the site buildings were found to have features which could be used by these species. The buildings are located in an urban area with limited opportunities for foraging bats and the presence of these species on site is therefore considered unlikely. Anecdotal reports of bat activity in the vicinity of the buildings do exist but these are unconfirmed.

A dawn bat survey of the buildings was undertaken in July 2012 and no bats were recorded roosting on site. A European Protected Species (EPS) license in respect of bats is not thought to be required for the proposed demolition works.

7.5 Badgers

No badger setts or other evidence of badger activity were identified on site during the survey. No issues are thought to exist with regard to this species.

7.6 Reptiles

No potential reptile foraging or refuge habitat is located on site. No issues are thought to exist with regard to this group of species.

7.7 Water Voles

No habitat with potential to support Water Voles is located on or adjacent to the site. No issues are thought to exist with regard to this species.

7.8 Otters

No habitat with potential to support Otters is located on or adjacent to the site. No issues are thought to exist with regard to this species.

7.9 **Birds**

Birds could nest in/on the site buildings and Pigeons were found to be nesting in a disused part of the hotel.

Where possible demolition works should be undertaken outside of the nesting season (the nesting season runs from March to August inclusive). If demolition is to take place during the nesting season a recheck of the site is recommended by an experienced surveyor immediately prior to the start of works. If breeding birds are found during the survey the nest should not be disturbed and works should be delayed until nesting is complete and young birds have fledged.

No evidence of nesting Black Redstart was identified on site however records of this species do exist nearby. As a precaution, if the buildings are to be demolished during the nesting season they should be checked for evidence of nesting immediately prior to the start of demolition works.

7.10 **Invasive Species**

No invasive plant species were identified on or adjacent to the site. No invasive species issues are thought to exist for the proposals.

7.11 **Floating water-plantain**

The site is located more than 200 metres from both the Rochdale and Ashton Canals. No impacts on Floating water-plantain are predicted given the distance of the site from the watercourses.

THESE SURVEY RESULTS ARE VALID FOR UP TO 1 YEAR AFTER WHICH RE-SURVEYS ARE RECOMMENDED

8.0 REFERENCES

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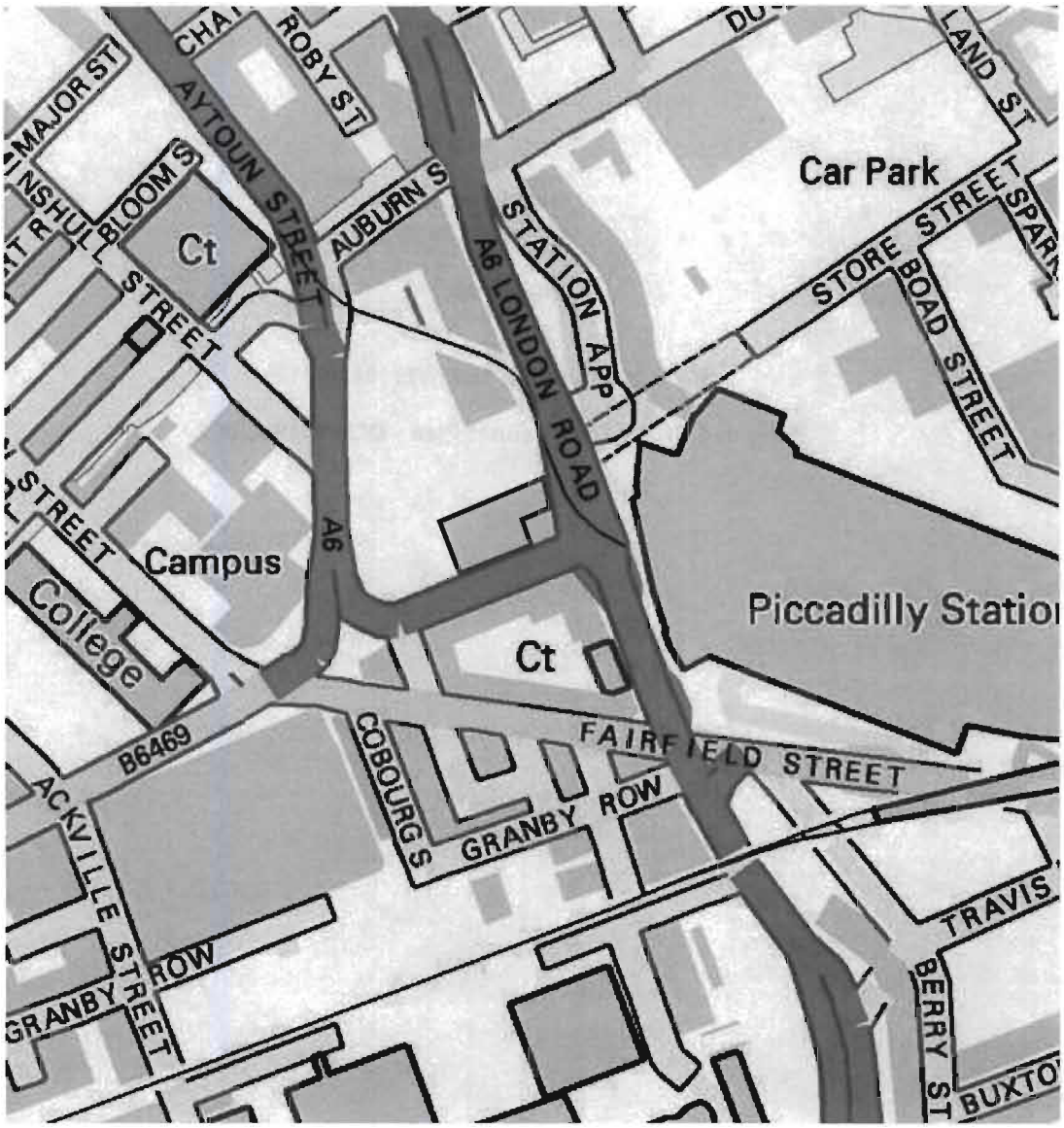
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APPENDIX 1

Drawings:

Site Location Plan - D/JWE/1033/001

Extended Phase One Habitat Plan - D/JWE/1033/002



= Site Location

J W ECOLOGICAL LTD
TITLE: Site Location Plan
SITE: Motel One site, Manchester
NGR: SJ 84663 97877
DRAWING NUMBER: D/JWE/1033/001



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Site: Proposed Motel One site, Manchester

Title: Phase One Habitat Map

KEY:

Buildings

Bare ground

⊙ Target Notes (See Appendix 2)

GRID REFERENCE:		SCALE:
SJ 84663 97877		1:500
DRAWN BY:	**CHECKED BY:**	**DATE:**
JW	JM	06/03/12
DRAWING NUMBER:		**ISSUE:**
D/JWE/1033/002		A

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APPENDIX 2

Target Notes

The target notes listed below relate to drawing number D/JWE/1033/002 (Appendix 1):

Target Note 1 (T1)
Number 34 London Road (Hotel International). This is a traditional four-storey brick building with a pitched slate roof. The building has a loft space approximately 3 metres in height which extends the full length of the building. The loft has a number of skylights and there is lath and plaster on the interior face of the roof.

Target Note 2 (T2)
Disused building to the rear of number 6 Whitworth Street. The first floor of this part of the building is in a poor state of repair with boarded windows. There is a loft space above this area which can be partially viewed where the ceiling has collapsed but which is otherwise inaccessible for survey. Pigeons are nesting in this part of the building.

Target Note 3 (T3)
Wing of the hotel extending south fronting onto Whitworth Street. This part of the hotel is four-storey and brick built with a slate roof. There is a loft space above this part of the building which could not be fully accessed for survey.

Target Note 4 (T4)
Number 4 Whitworth Street. This building is three-storey and of brick construction with two small pitched slate roofs. The building has two separate loft spaces each approximately 2.5 metres in height.

Target Note 5 (T5)
Number 6 Whitworth Street is a three-storey brick building with a pitched slate roof. The building has a loft space however the access has been boarded over and this area was therefore not accessible for survey.

Target Note 6 (T6)
Courtyard area to rear of building.

Target Note 7 (T7)
London Road.

Target Note 8 (T8)
Whitworth Street.

Target Note 9 (T9)
Public house. Not part of survey.

APPENDIX 3

Photographs

	**Photograph 1 – Number 34 London Road (Hotel International)**
	**Photograph 2 – Loft space of hotel**
	**Photograph 3 – Disused section of building to rear of number 6 Whitworth Street**
	**Photograph 4 – Interior of top floor of disused part of building**

	**Photograph 5 – Section of hotel fronting onto Whitworth Street (right) and number 4 Whitworth Street (left)**
	**Photograph 6 – Loft space of number 4 Whitworth Street**
	**Photograph 7 – Number 6 Whitworth Street**